



South Tyneside Council

Reference:	250089
Location:	8 Underhill Road Cleadon SR6 7RS
Ward:	Cleadon and East Boldon
Description:	Notification of Proposed Works to Trees in a Conservation Area: 1T - Sycamore (northern) - 2m crown reduction; reduce shading 2T - Sycamore (southern) - 2m crown reduction; reduce shading
Recommendation:	Refuse TCA – Serve Provisional TPO
Case Officer:	Casey Scott
Case Officer Contact No.:	0191 4246780 or 07442 655446

Summary of Consultation Responses

Tree Team

Underhill Road is a notably leafy street within the Cleadon conservation area. The large, mature trees within the front gardens make a significant contribution to the amenity of the street scene. I note the treescape has an impressive visual impact in this part of the conservation area, particularly to the north end of Underhill Road, where the trees have reached their mature size without being limited by excessive pruning.

The proposal is to reduce the crown of 1 x elm and 2 x sycamore at no.8 Underhill Road by 2 metres for the reason 'reduce shading'. It is considered works intended to limit the overall size of the trees would be prejudicial to their visual amenity. Moreover, the proximity of the trees to the dwelling and windows appears reasonable, it is unclear that the trees cast an unusual degree of shade that would justify pruning.

I would like to mention that the Cleadon Conservation Area Character Appraisal makes a specific mention of the trees at no.8 Underhill Road:

"Mature trees, including sycamore and elm, extend along the front of the property to create a fine and high canopy over-arching the street".

It is therefore considered the proposal is contrary to the principles of the Character Appraisal and the application should be refused. It is also expedient to make a TPO

in response to the section 211 notice to ensure the trees management can be controlled through the planning process.'

Case officer note – the Tree Team comments also refer to works to T3 (an Elm), the subject of application reference 250044, as detailed further below.

Assessment

The proposal seeks permission for works for a crown reduction by 2m to T1 (sycamore) and T2 (sycamore). The works are proposed to reduced shading to the application property 8 Underhill Road. In conjunction with this application, a works to protected trees application was also sought under application reference 250044. Under this application T3 (elm) was proposed for a 2m crown reduction to reduce shading. This application has since been withdrawn.

After receiving the comments from the Council's Tree Team and considering national guidance, the local planning authority believes that the proposed works under this application, for works to trees within a conservation area, would justify protection with a TPO. The proposed works are considered to be excessive and appear contrary to good arboricultural practice. The comments provided by the Tree Team state that they consider the works proposed would be prejudicial to the visual amenity of the application site, the wider streetscene and the character and appearance of the Cleadon Conservation Area.

As there is one tree already protected by a TPO within the curtilage of 8 Underhill Road under TPO 315, rather than issuing a new provisional TPO for this address a variation to the TPO has been served. For the purposes of this report, the decision is to serve a provisional TPO.

Furthermore, under the amendments to the TPO served, the numbering of one tree subject to the amendments doesn't align with the numbering of the trees under this application. For reference T1 (sycamore) under this application is T3 under the amendment to TPO 315. T2 (sycamore) is also T2 under the amendment to TPO 315.

The proposed works would have a detrimental impact on the character and appearance of the Conservation Area and the works would not be acceptable, in accordance with LDF Policies DM1 and DM6.

Recommendation

Refuse TCA – Serve Provisional TPO

List of plans etc. for standard note on decision

Plan Reference

250089 Application Form – received 10.02.2025
250089 Site Location Plan – received 10.02.2025

Case officer: Casey Scott

Signed: C.Scott

Date: 20.03.2025

Authorised Signatory: Helen Lynch

Date: 21/03/2025